

# Rivers Edge Offices

311 South 4th Street, Grand Forks, ND

Professional Office

PROPERTY FOR SALE



PROPERTY FOR SALE

## SUMMARY

Multi-tenant investment office building located in the heart of downtown Grand Forks. Featuring 39,834 rentable sq. feet of space situated on 1.194 acres of land. Approximately 28 diverse tenant Suites ranging from government agencies, legal, accounting, insurance, engineering, non-profit, and many more. Several updates throughout including updated landscaping, common bathrooms, carpet & paint. Great diverse investment property to add to your portfolio.

Price: \$2,995,000 (\$75/SF)

Building Size: 39,834 SF

Lot Size: 52,000 SF (1.194 Acres)

Cap Rate: 8.43%

Est. NOI: \$252,000



1330 Page Drive South, Suite 200, Fargo, ND 58103

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**Drew Kelly**

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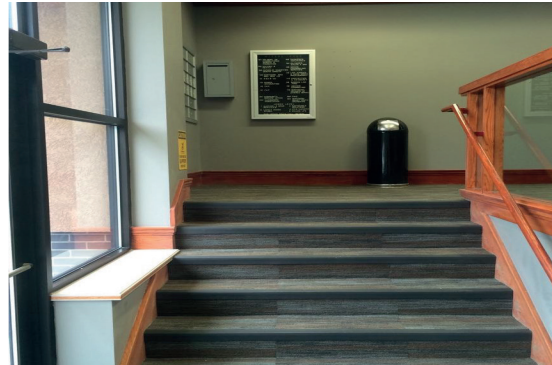
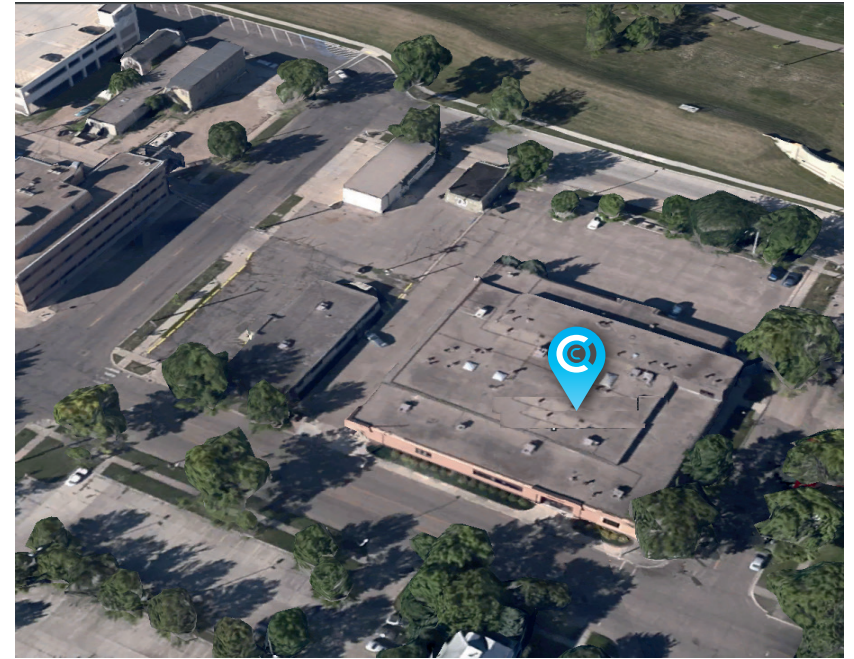
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## PROPERTY PHOTOS



**CORE**  
PROPERTY GROUP

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## MAIN FLOOR



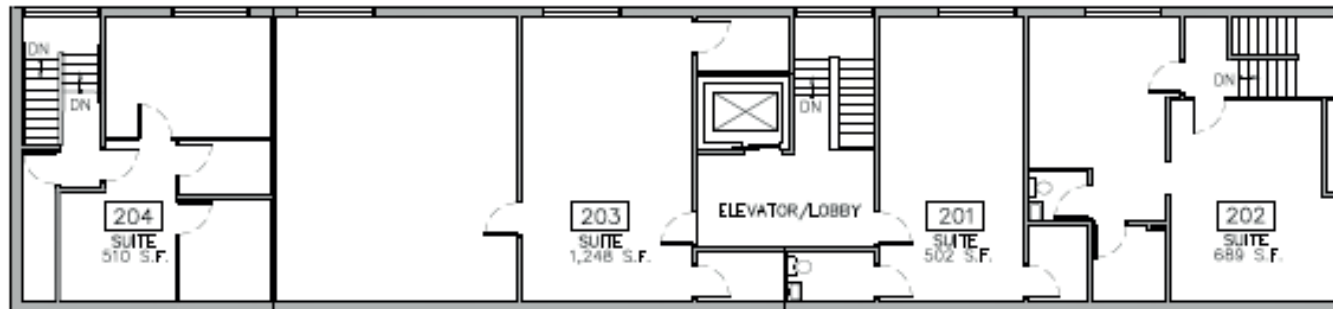
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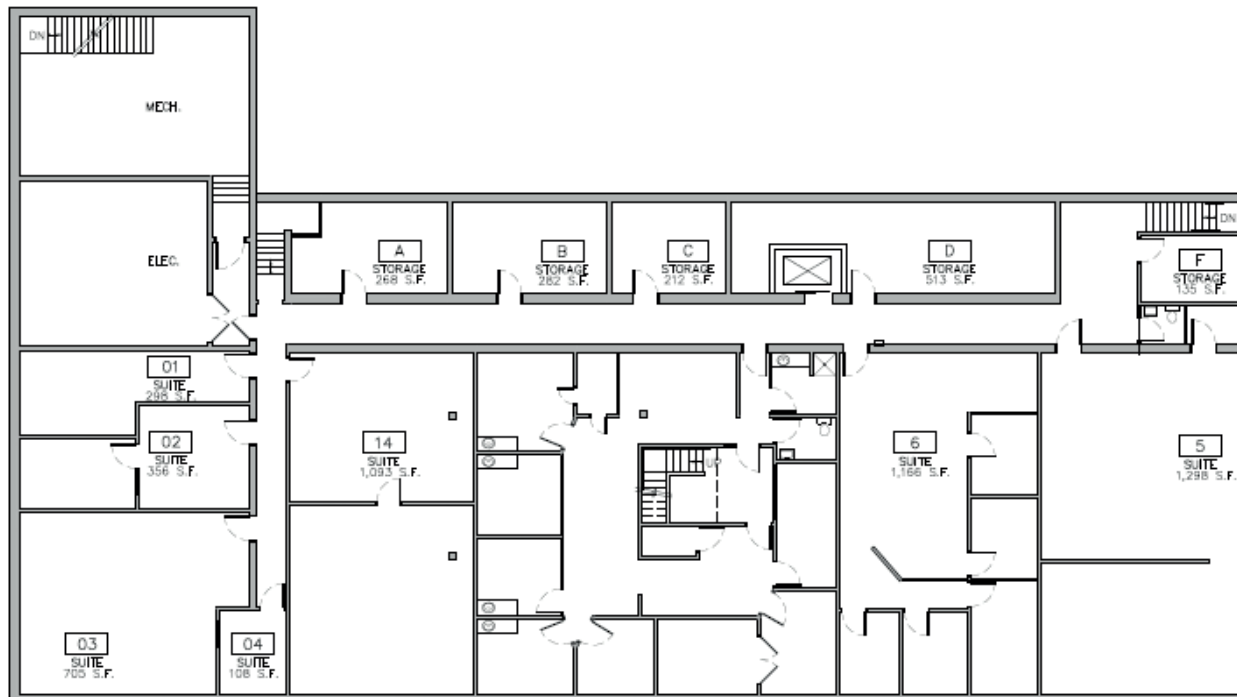
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## SECOND FLOOR



## LOWER LEVEL





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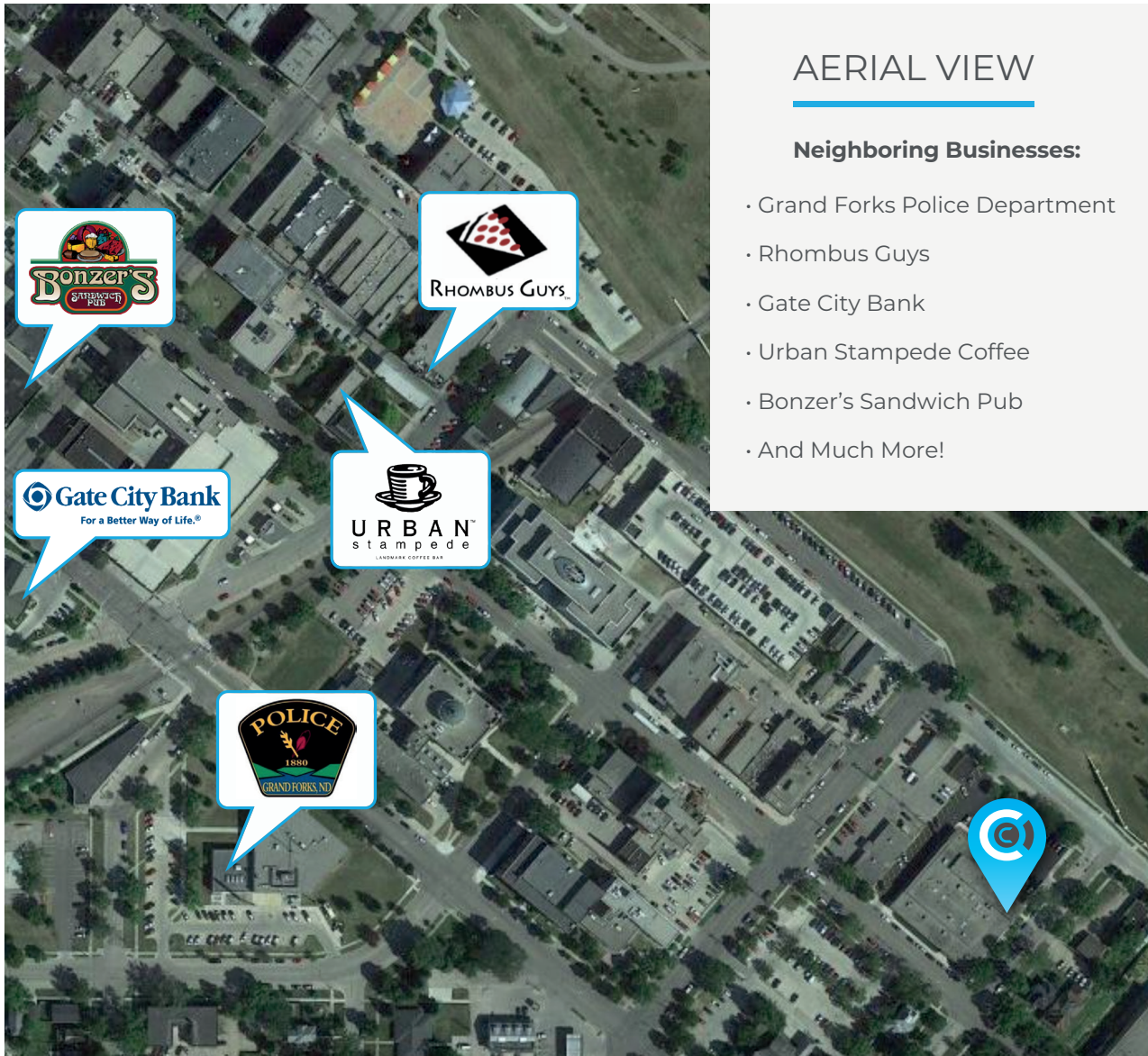
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## AERIAL VIEW

### Neighboring Businesses:

- Grand Forks Police Department
- Rhombus Guys
- Gate City Bank
- Urban Stampede Coffee
- Bonzer's Sandwich Pub
- And Much More!



Located in the Heart of Downtown Grand Forks

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